

#07003312

**CERTIFICATION OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF BUSCH PROPERTIES, INC., A DELAWARE CORPORATION AND WAS ACQUIRED FROM ANHEUSER-BUSCH, INCORPORATED BY DEED DATED OCTOBER 24, 1994 IN DEED BOOK 714, PAGE 471, DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Robin D. Carson 11/16/07  
 ROBIN D. CARSON DATE  
 EXECUTIVE VICE PRESIDENT  
 BUSCH PROPERTIES, INC.

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF James City  
 TO-WIT:

I, Susan Childs A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 16 DAY OF November, 2007

MY COMMISSION EXPIRES 7/31/2009

Susan Childs 357306  
 NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Robert D. Mann 10/15/07  
 ROBERT D. MANN, L.S. #002509 DATE

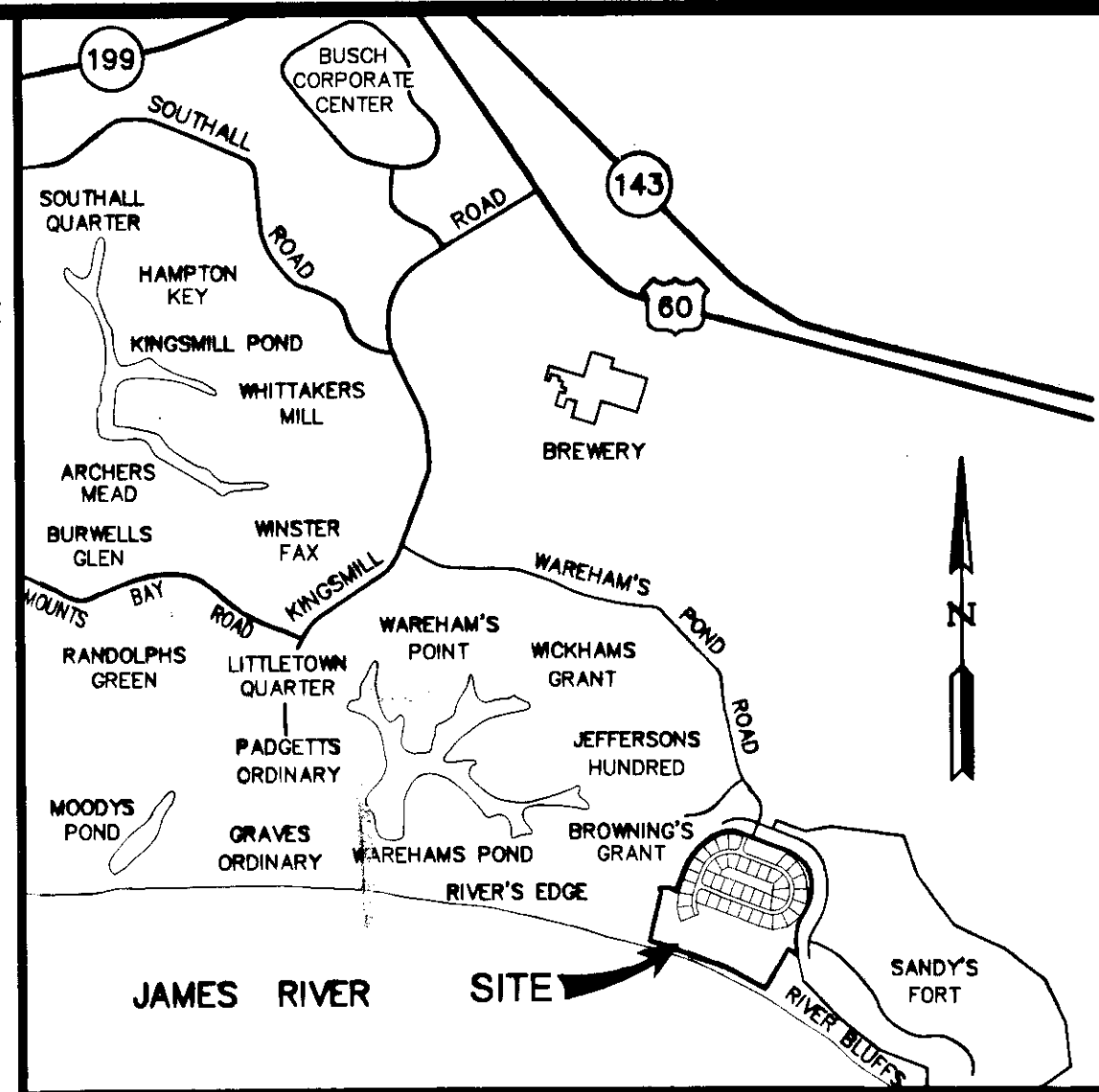
**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 12/5/07  
 SUBDIVISION AGENT OF  
 JAMES CITY COUNTY DATE

**NOTES:**

1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. THE PROPERTY SHOWN IS PART OF TAX MAP PARCEL (51-3)(1-4).
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
4. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, AND SEWER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
5. JAMES CITY COUNTY COORDINATES ARE FOR JAMES CITY COUNTY GIS SYSTEM ONLY.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
7. SEE TABLE ON THIS SHEET FOR ADDRESSES.
8. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
9. IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
11. CENTERLINE OF ALL PROPOSED UTILITY, SANITARY SEWER AND DRAINAGE EASEMENTS ARE DEFINED BY THE "AS-BUILT" LOCATION OF THE PERTINENT STRUCTURES. (EASEMENTS SHALL BE A MINIMUM OF 5' FROM ANY "AS-BUILT" STRUCTURE). DRAINAGE STRUCTURES AS SHOWN ARE PER APPROVED AES SITE PLAN UNLESS OTHERWISE NOTED.
12. ALL RIGHT OF WAY AREAS TO BE UTILIZED FOR VEHICULAR ACCESS ARE RESERVED AS EASEMENTS FOR BUSCH PROPERTIES, INC., JAMES CITY SERVICE AUTHORITY, CITY OF NEWPORT NEWS, VIRGINIA POWER (DOMINION VIRGINIA POWER), BELL ATLANTIC TELE. CO. (VERIZON), AND VIRGINIA NATURAL GAS AND ARE PART OF COMMON AREAS OWNED AND RESERVED BY BUSCH PROPERTIES, INC.
13. THE NATURAL OPEN SPACE EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
14. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
15. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
16. THE JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE APPROVED A CUL-DE-SAC LENGTH EXCEPTION.
17. THE CONTRACTOR IS TO PLACE A CONSERVATION EASEMENT SIGN ON LOTS AS SHOWN ON THIS PLAT. CONSERVATION EASEMENT SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
18. LRZ = KINGSMILL COMMUNITY SERVICES ASSOCIATION LANDSCAPE RESTRICTION ZONE.



VICINITY MAP  
 SCALE: 1"=2000'

**LEGEND**

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE (B.S.L. TYP.)
- RPA BUFFER LINE

**AREA TABULATION  
 SPENCER'S GRANT  
 KINGSMILL ON THE JAMES  
 PHASE 1 - (38 LOTS)**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	793,821 S.F.	18.223 AC.±
AREA OF COMMON AREA (INCLUDES RIGHT-OF-WAY)	1,337,250 S.F.	30.699 AC.±
AREA OF LIMITED COMMON AREA	36,746 S.F.	0.844 AC.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>2,167,817 S.F.</b>	<b>49.766 AC.±</b>
AREA OF CONSERVATION EASEMENT	194,583 S.F.	4.467 AC.±
AVERAGE LOT SIZE	20,897 S.F.	0.480 AC.±
SMALLEST LOT (LOT 2)	18,435 S.F.	0.423 AC.±
LARGEST LOT (LOT 26)	23,663 S.F.	0.543 AC.±
GROSS LOTS PER ACRE	2.09	

7 Large/Small Plat(s) Recorded  
 herewith as # 07003312

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY OF December 2007, a THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:45 AM/PM INSTRUMENT # 07003312

TESTE: Betsy B. Woolridge, CLERK OF CIRCUIT COURT  
 BETSY B. WOOLRIDGE, CLERK By: [Signature] D.C.

**LOT NUMBER & ADDRESS TABLE**

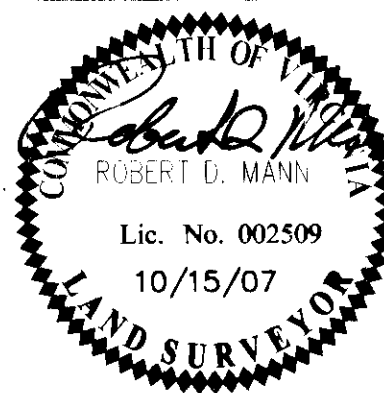
LOT NUMBER	ADDRESS	LOT NUMBER	ADDRESS
LOT 1	109 ENSIGN JOHN UTIE	LOT 20	255 WILLIAM SPENCER
LOT 2	105 ENSIGN JOHN UTIE	LOT 21	251 WILLIAM SPENCER
LOT 3	101 ENSIGN JOHN UTIE	LOT 22	247 WILLIAM SPENCER
LOT 4	200 WILLIAM SPENCER	LOT 23	243 WILLIAM SPENCER
LOT 5	204 WILLIAM SPENCER	LOT 24	239 WILLIAM SPENCER
LOT 6	208 WILLIAM SPENCER	LOT 25	235 WILLIAM SPENCER
LOT 7	212 WILLIAM SPENCER	LOT 26	231 WILLIAM SPENCER
LOT 8	216 WILLIAM SPENCER	LOT 27	227 WILLIAM SPENCER
LOT 9	224 WILLIAM SPENCER	LOT 28	223 WILLIAM SPENCER
LOT 10	232 WILLIAM SPENCER	LOT 29	219 WILLIAM SPENCER
LOT 11	240 WILLIAM SPENCER	LOT 30	215 WILLIAM SPENCER
LOT 12	248 WILLIAM SPENCER	LOT 31	209 WILLIAM SPENCER
LOT 13	252 WILLIAM SPENCER	LOT 32	100 ENSIGN JOHN UTIE
LOT 14	256 WILLIAM SPENCER	LOT 33	104 ENSIGN JOHN UTIE
LOT 15	260 WILLIAM SPENCER	LOT 34	108 ENSIGN JOHN UTIE
LOT 16	264 WILLIAM SPENCER	LOT 35	112 ENSIGN JOHN UTIE
LOT 17	268 WILLIAM SPENCER	LOT 36	116 ENSIGN JOHN UTIE
LOT 18	263 WILLIAM SPENCER	LOT 37	120 ENSIGN JOHN UTIE
LOT 19	259 WILLIAM SPENCER	LOT 38	124 ENSIGN JOHN UTIE



CONSULTING ENGINEERS  
 WILLIAMSBURG • RICHMOND • GLOUCESTER

5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

PLAT OF SUBDIVISION  
**SPENCER'S GRANT**  
 KINGSMILL ON THE JAMES  
 PHASE 1, LOTS 1 - 38  
 OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



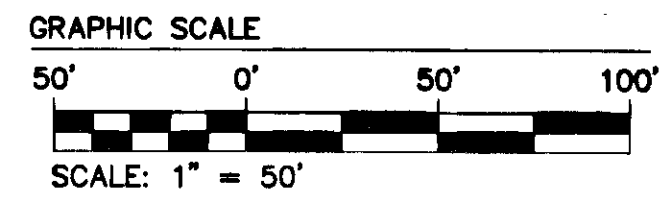
No.	DATE	REVISION / COMMENT / NOTE	BY
3	10/15/07	REVISED PLAT INTO TWO PHASES	AWT
2	4/16/07	REVISED PER NEWPORT NEWS WATER WORKS COMMENTS	AWT
1	10/11/06	REVISED PER J.C.C. COMMENT LETTERS	AWT

Designed	Drawn
MAR/REC	AES
Scale	Date
N/A	10/15/07
Project No.	
7753-20	
Drawing No.	
1 of 7	

#070033312

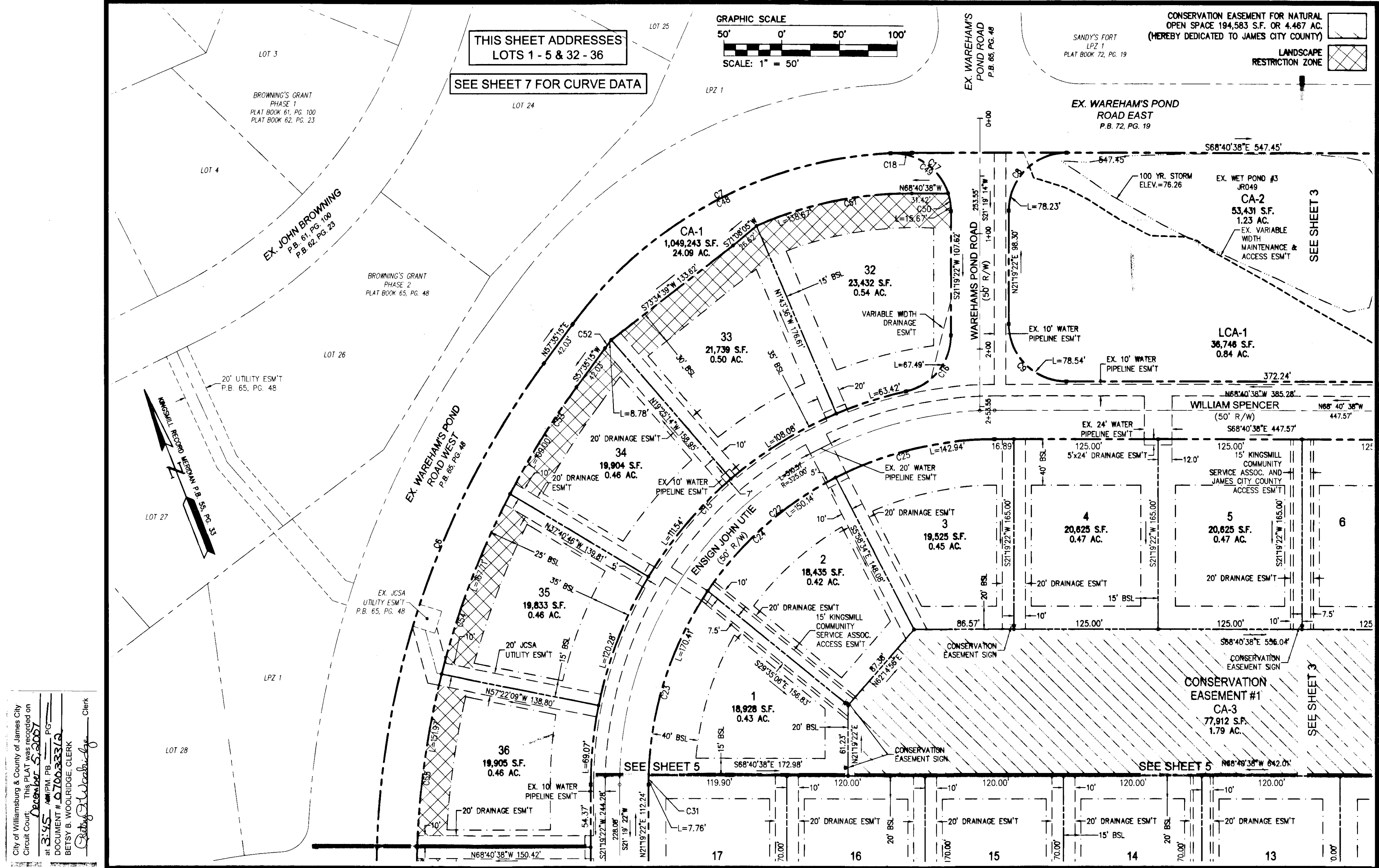
THIS SHEET ADDRESSES  
LOTS 1 - 5 & 32 - 36

SEE SHEET 7 FOR CURVE DATA

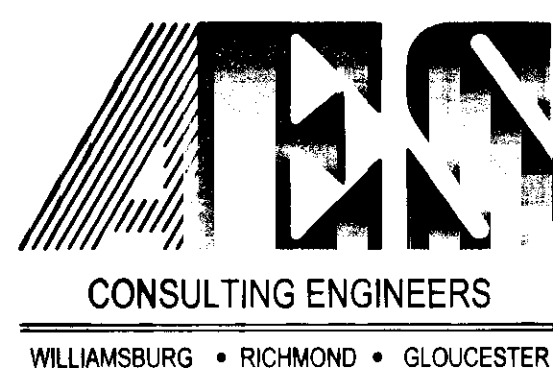


CONSERVATION EASEMENT FOR NATURAL  
OPEN SPACE 194,583 S.F. OR 4.467 AC.  
(HEREBY DEDICATED TO JAMES CITY COUNTY)

LANDSCAPE  
RESTRICTION ZONE

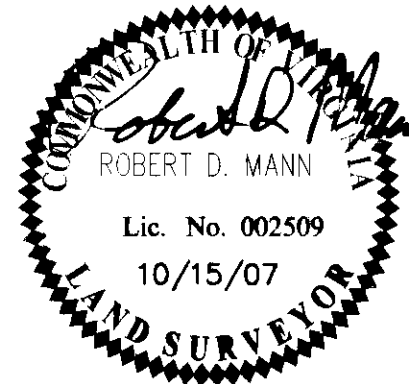


City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
December 5, 2007  
at 3:45 AM PM, P.B. PG.  
DOCUMENT # 070033312  
BETSY B. WOOLDRIDGE, CLERK  
Clerk



7  
07 0033312  
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

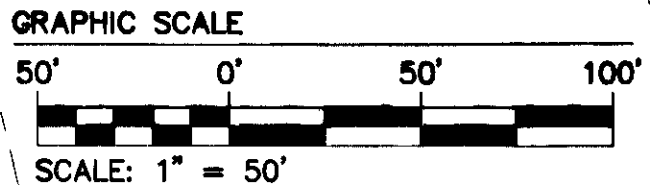
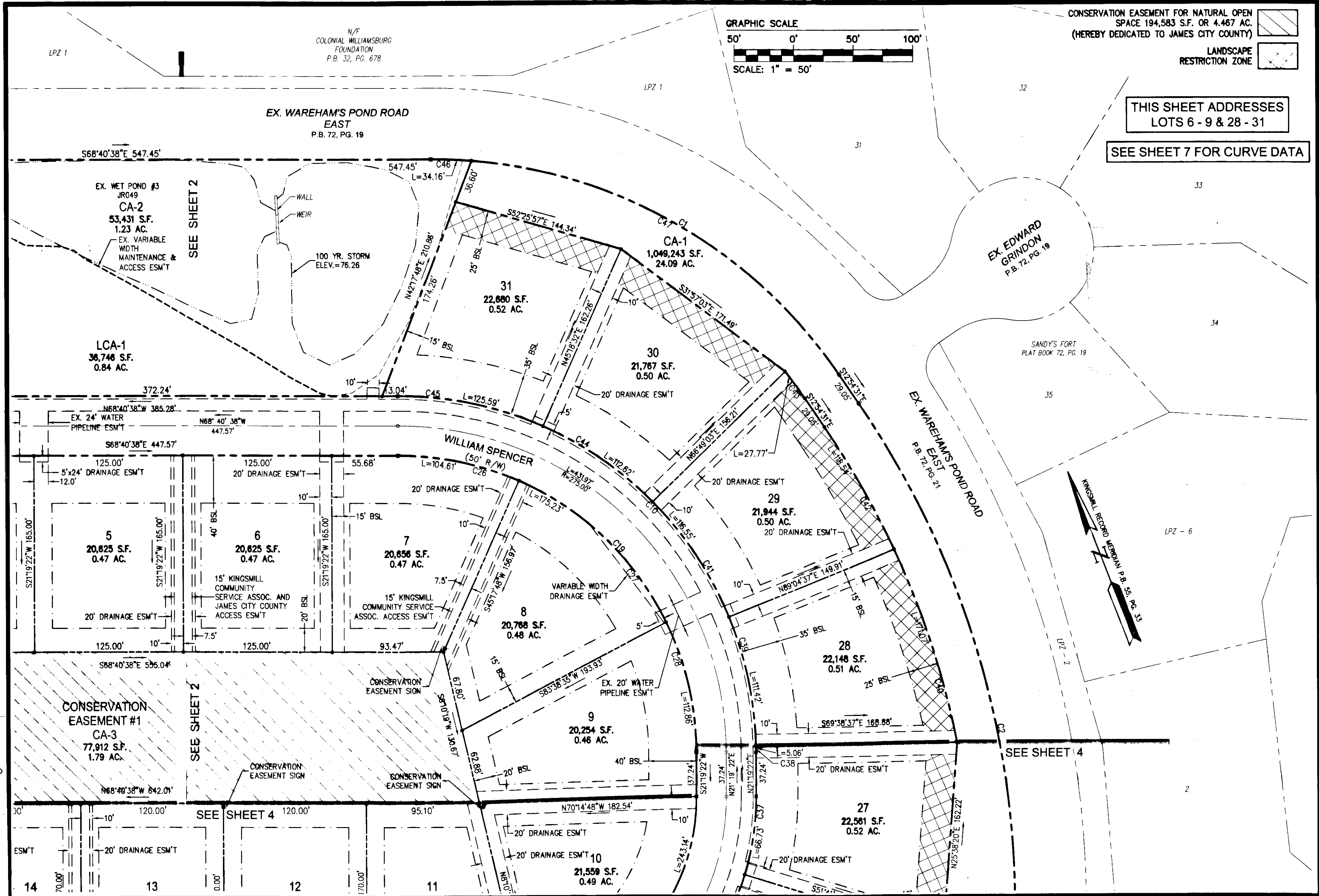
PLAT OF SUBDIVISION  
SPENCER'S GRANT  
KINGSMILL ON THE JAMES  
PHASE 1, LOTS 1 - 38  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
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1	10/11/06	REVISED PER J.C.C. COMMENT LETTERS	AWT

Designed MAR/REC	Drawn AES
Scale 1"=50'	Date 10/15/07
Project No. 7753-20	
Drawing No. 2 of 7	

#070033312



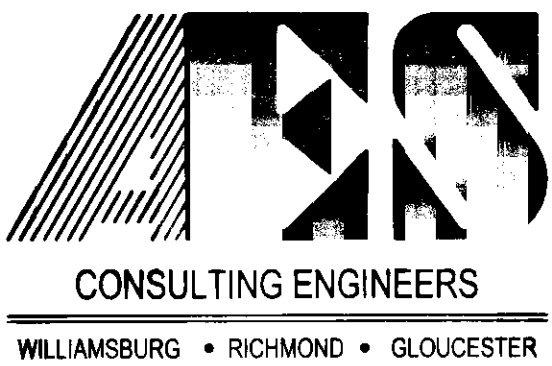
CONSERVATION EASEMENT FOR NATURAL OPEN SPACE 194,583 S.F. OR 4.467 AC. (HEREBY DEDICATED TO JAMES CITY COUNTY)

LANDSCAPE RESTRICTION ZONE

THIS SHEET ADDRESSES LOTS 6 - 9 & 28 - 31

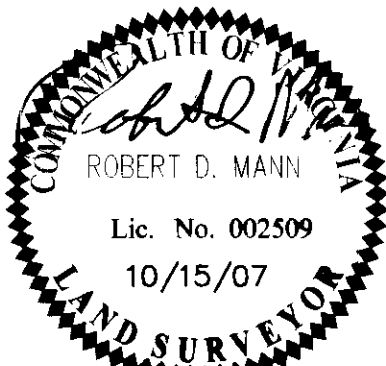
SEE SHEET 7 FOR CURVE DATA

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
December 5, 2007  
at 3:45 AM/PM, PB PG  
DOCUMENT # 070033312  
BETSY B. WOOLRIDGE, CLERK  
Clerk



2 Large/Small Plat(s) Recorded herewith as # 070033312  
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT OF SUBDIVISION  
SPENCER'S GRANT  
KINGSMILL ON THE JAMES  
PHASE 1, LOTS 1 - 38  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

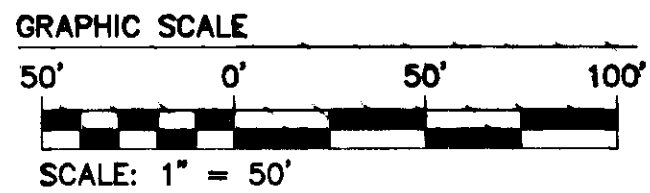


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Designed MAR/REC	Drawn AES
Scale 1"=50'	Date 10/15/07
Project No. 7753-20	
Drawing No. 3 of 7	



# #070033312

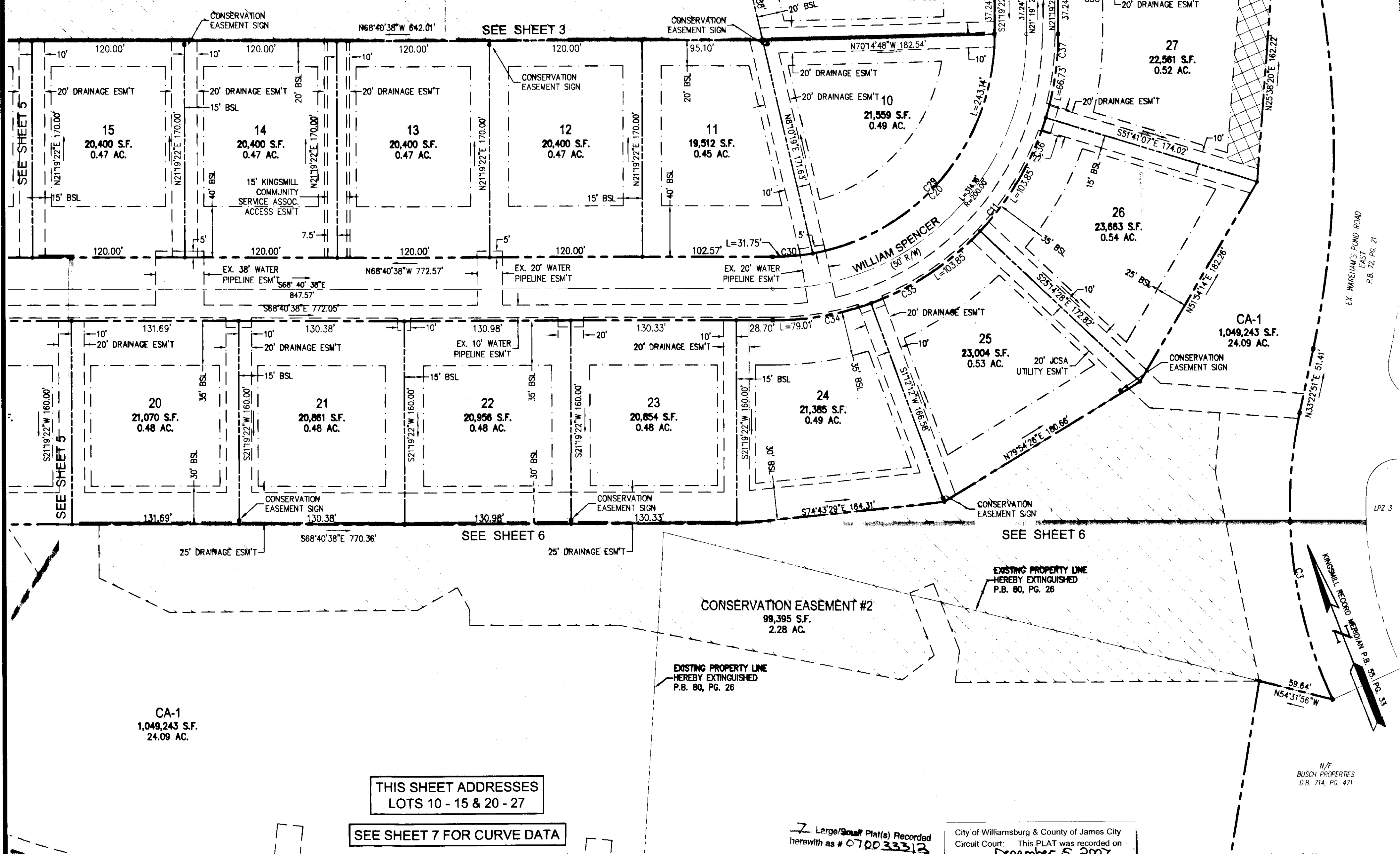


**CONSERVATION EASEMENT #1**  
CA-3  
77,912 S.F.  
1.79 AC.

CONSERVATION EASEMENT FOR NATURAL OPEN SPACE 194,583 S.F. OR 4.467 AC. (HEREBY DEDICATED TO JAMES CITY COUNTY)

LANDSCAPE RESTRICTION ZONE

SEE SHEET 3



CA-1  
1,049,243 S.F.  
24.09 AC.

THIS SHEET ADDRESSES  
LOTS 10 - 15 & 20 - 27

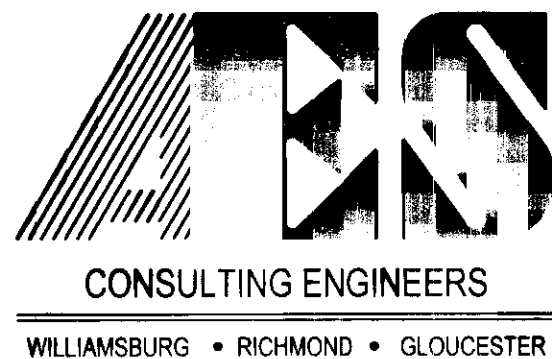
SEE SHEET 7 FOR CURVE DATA

CONSERVATION EASEMENT #2  
99,395 S.F.  
2.28 AC.

EXISTING PROPERTY LINE  
HEREBY EXTINGUISHED  
P.B. 80, PG. 26

EXISTING PROPERTY LINE  
HEREBY EXTINGUISHED  
P.B. 80, PG. 26

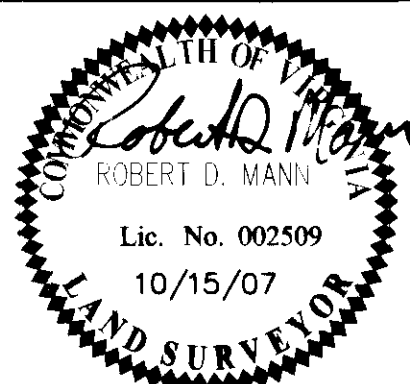
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PLAT OF SUBDIVISION  
**SPENCER'S GRANT**  
KINGSMILL ON THE JAMES  
PHASE 1, LOTS 1 - 38  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

7 Large/Small Plat(s) Recorded  
herewith as # 070033312

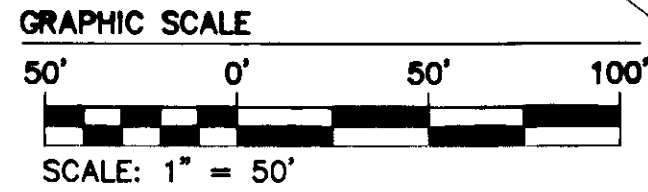


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BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

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Designed <b>MAR/REC</b>	Drawn <b>AES</b>
Scale <b>1"=50'</b>	Date <b>10/15/07</b>
Project No. <b>7753-20</b>	
Drawing No. <b>4 of 7</b>	

#070033312



CONSERVATION EASEMENT FOR NATURAL OPEN SPACE 194,583 S.F. OR 4.467 AC. (HEREBY DEDICATED TO JAMES CITY COUNTY)

LANDSCAPE RESTRICTION ZONE

JAMES RIVER

VISUAL EASEMENT WITH VERTICAL RESTRICTION FOR STRUCTURES ABOVE ELEVATION 71.00 WITH THE EXCEPTION OF THE PROJECT IDENTIFICATION SIGN AND ASSOCIATED FEATURES WHICH SHALL NOT EXCEED AN ELEVATION OF 82.00 (EASEMENT LINES SHALL EXTEND TO THE SHORELINE OF THE JAMES RIVER) INSTR. #970018452

THIS SHEET ADDRESSES LOTS 16 - 19 & 37 - 38

SEE SHEET 7 FOR CURVE DATA

SURVEY LINE ONLY MEAN LOW WATER IS THE PROPERTY LINE

CA-1 1,049,243 S.F. 24.09 AC.

100' RPA BUFFER

MEAN LOW WATER IS THE PROPERTY LINE

EXISTING PROPERTY LINES HEREBY EXTINGUISHED P.B. 65, PG. 48

EX. WAREHAM'S POND ROAD WEST P.B. 65, PG. 48

EX. GREEN'S WAY P.B. 65, PG. 48

BROWNING'S GRANT PHASE 2 P.B. 65, PG. 48

RIVER'S EDGE

RIVER'S EDGE PHASE 1

N13°41'26"E 554.47'

N12°39'39"W 55.17'

N72°24'31"E 33.38'

N70°38'28"W 919.28'

38.25'

S80°04'00"E

N22°39'17"E 95.29'

C5

N20°58'47"E 134.38'

C6

S20°58'47"W 256.81'

CA-1

1,049,243 S.F. 24.09 AC.

SEE SHEET 2

152.80'

20' DRAINAGE ESM'T

15' KINGSMILL COMMUNITY SERVICE ASSOC. ACCESS ESM'T

7.5'

157.29'

EX. 20' WATER PIPELINE ESM'T

20' DRAINAGE ESM'T

10'

N78°19'17"W 207.43'

C14

57.75'

132.16'

54.37'

L=69.0'

25' BSL

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#07003312

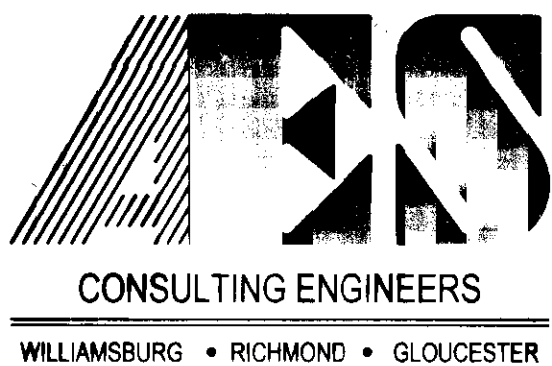
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	55°46'08"	414.17'	403.13'	219.15'	387.40'	N40°47'35"W
C2	46°17'17"	750.00'	605.91'	320.58'	589.56'	N10°14'07"E
C3	37°01'01"	358.18'	231.41'	119.90'	227.40'	S14°52'35"W
C4	42°31'39"	165.34'	122.72'	64.34'	119.92'	N81°19'50"W
C5	2°39'39"	634.27'	29.46'	14.73'	29.45'	N22°18'37"E
C6	36°36'28"	750.00'	479.19'	248.09'	471.08'	S39°17'01"W
C7	53°44'11"	364.77'	342.11'	184.80'	329.71'	S84°27'18"W
C8	89°38'29"	50.00'	78.23'	49.69'	70.49'	S66°08'37"W
C9	90°00'00"	50.00'	78.54'	50.00'	70.71'	S23°40'38"E
C10	90°00'00"	300.00'	471.24'	300.00'	424.26'	N23°40'38"W
C11	90°00'00"	225.00'	353.43'	225.00'	318.20'	N66°19'22"E
C12	93°19'19"	50.00'	81.44'	52.99'	72.73'	S64°39'43"W
C13	6°19'20"	360.00'	39.72'	19.88'	39.70'	S14°50'23"W
C14	9°38'40"	410.00'	69.01'	34.59'	68.93'	S16°30'02"W
C15	77°19'59"	350.00'	472.40'	280.07'	437.35'	S59°59'21"W
C16	77°19'59"	50.00'	67.49'	40.01'	62.48'	N59°59'21"E
C17	92°51'15"	50.00'	81.03'	52.55'	72.45'	N25°06'16"W
C18	53°44'11"	364.77'	342.11'	184.80'	329.71'	S84°27'18"W
C19	90°00'00"	250.00'	392.70'	250.00'	353.55'	N23°40'38"W
C20	90°00'00"	175.00'	274.89'	175.00'	247.49'	N66°19'22"E
C21	90°00'00"	50.00'	78.54'	50.00'	70.71'	S23°40'38"E
C22	90°00'00"	300.00'	471.24'	300.00'	424.26'	S66°19'22"W
C23	32°32'43"	300.00'	170.41'	87.57'	168.12'	S39°04'36"W
C24	28°40'28"	300.00'	150.14'	76.68'	148.58'	S69°41'12"W
C25	27°17'56"	300.00'	142.94'	72.85'	141.59'	N82°19'36"W
C26	23°58'26"	250.00'	104.61'	53.08'	103.84'	N56°41'25"W
C27	40°09'37"	250.00'	175.23'	91.39'	171.67'	N24°37'23"W
C28	25°51'57"	250.00'	112.86'	57.41'	111.90'	N8°23'24"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C29	79°36'18"	175.00'	243.14'	145.82'	224.05'	N61°07'31"E
C30	10°23'42"	175.00'	31.75'	15.92'	31.71'	S73°52'29"E
C31	1°28'53"	300.00'	7.76'	3.88'	7.76'	S22°03'48"W
C32	11°10'37"	360.00'	70.23'	35.23'	70.12'	S6°05'24"W
C33	17°29'58"	360.00'	109.95'	55.41'	109.52'	S9°15'04"W
C34	20°07'11"	225.00'	79.01'	39.92'	78.60'	S78°44'13"E
C35	26°26'39"	225.00'	103.85'	52.86'	102.93'	N77°58'52"E
C36	26°26'39"	225.00'	103.85'	52.86'	102.93'	N51°32'13"E
C37	16°59'31"	225.00'	66.73'	33.61'	66.48'	N29°49'08"E
C38	0°57'59"	300.00'	5.06'	2.53'	5.06'	N20°50'23"E
C39	21°16'47"	300.00'	111.42'	56.36'	110.78'	N9°43'00"E
C40	13°42'31"	715.00'	171.07'	85.95'	170.66'	N3°26'44"E
C41	22°15'33"	300.00'	116.55'	59.02'	115.82'	N12°03'10"W
C42	9°29'58"	715.00'	118.54'	59.41'	118.41'	N8°09'30"W
C43	4°11'45"	379.17'	27.77'	13.89'	27.76'	N15°00'23"W
C44	21°30'31"	300.00'	112.62'	56.98'	111.96'	N33°56'12"W
C45	23°59'10"	300.00'	125.59'	63.73'	124.68'	N56°41'03"W
C46	4°43'31"	414.17'	34.16'	17.09'	34.15'	N66°18'53"W
C47	51°02'36"	414.17'	368.97'	197.74'	356.89'	N38°25'49"W
C48	53°44'11"	364.77'	342.11'	184.80'	329.71'	S84°27'18"W
C49	74°53'54"	50.00'	65.36'	38.30'	60.81'	N34°04'57"W
C50	17°57'21"	50.00'	15.67'	7.90'	15.61'	N12°20'41"E
C51	24°05'32"	329.77'	138.67'	70.37'	137.65'	N80°43'24"W
C52	1°31'32"	329.77'	8.78'	4.39'	8.78'	S58°21'01"W
C53	8°44'04"	715.00'	109.00'	54.60'	108.89'	S53°13'13"W
C54	13°26'22"	715.00'	167.71'	84.24'	167.33'	S42°08'00"W
C55	12°10'41"	715.00'	151.97'	76.27'	151.69'	S29°19'28"W
C56	2°15'21"	715.00'	28.15'	14.08'	28.15'	S22°06'28"W

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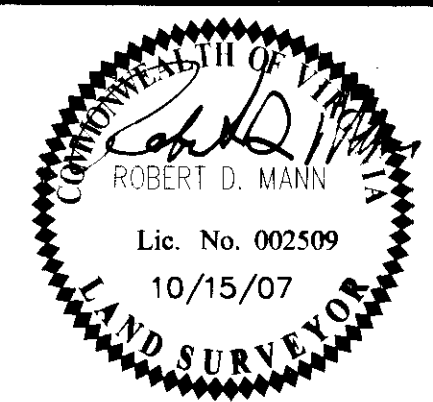
7 Large/Small Plat(s) Recorded herewith as # 07003312

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 12-05-2007 at 3:45 PM, PG 2 DOCUMENT # 07003312 BETSY B. WOOLRIDGE, CLERK *Betsy B. Woolridge* Clerk



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT OF SUBDIVISION  
**SPENCER'S GRANT**  
**KINGSMILL ON THE JAMES**  
PHASE 1, LOTS 1 - 38  
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERTS DISTRICT      JAMES CITY COUNTY      VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	10/15/07	REVISED PLAT INTO TWO PHASES	AWT
2	4/16/07	REVISED PER NEWPORT NEWS WATER WORKS COMMENTS	AWT
1	10/11/06	REVISED PER J.C.C. COMMENT LETTERS	AWT

Designed MAR/REC	Drawn AES
Scale N/A	Date 10/15/07
Project No. 7753-20	
Drawing No. 7 of 7	